

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Kankakee's ability to achieve many of its 2020-2021 goals despite the massive societal disruption caused by the global COVID-19 pandemic is a testament to the willpower and expanding capacity of Economic & Community Development Agency (ECDA) staff and their partners. The flagship program addressing pandemic-related hardships was Bounce Back Kankakee, which had both a residential and commercial portion that reimbursed basic expenses for entities impacted financially. The City continued operated its popular Single Family Repair Program (SFRP), and had to make minor amendments to the Annual Action Plan (AAP) multiple times to ensure that this program had sufficient funding. The SFRP program has an ongoing waitlist that ECDA will work through in the coming program year.

ECDA operated its public services program as normal, albeit with additional funding from CARES Act funds. Several activities directly addressed potential homelessness, which posed additional concerns during the pandemic. Some agencies partnered with the City for the first time as subgrantees, and one agency operated two subgrant programs simultaneously.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

| Goal               | Category                    | Source / Amount                     | Indicator                  | Unit of Measure        | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|--------------------|-----------------------------|-------------------------------------|----------------------------|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Affordable Housing | Affordable Housing Homeless | CDBG: \$<br>/ HUD: \$<br>/ IHDA: \$ | Rental units rehabilitated | Household Housing Unit | 0                         | 0                       |                  | 0                       | 0                     |                  |

|                              |                                   |  |   |                        |     |    |        |     |    |         |
|------------------------------|-----------------------------------|--|---|------------------------|-----|----|--------|-----|----|---------|
| Affordable Housing           | Affordable Housing Homeless       | CDBG: \$ / HUD: \$ / IHDA: \$                  | Homeowner Housing Rehabilitated   | Household Housing Unit | 60  | 12 | 20.00% | 12  | 13 | 108.33% |
| Affordable Housing           | Affordable Housing Homeless       | CDBG: \$ / HUD: \$ / IHDA: \$                  | Direct Financial Assistance to Homebuyers   | Households Assisted    | 50  | 10 | 20.00% | 10  | 10 | 100.00% |
| Affordable Housing           | Affordable Housing Homeless       | CDBG: \$ / HUD: \$ / IHDA: \$                  | Buildings Demolished  | Buildings              | 50  | 10 | 20.00% | 10  | 10 | 100.00% |
| Affordable Housing           | Affordable Housing Homeless       | CDBG: \$ / HUD: \$ / IHDA: \$                  | Housing Code Enforcement/Foreclosed Property Care   | Household Housing Unit | 200 | 0  | 0.00%  |     |    |         |
| Creating Livable Communities | Non-Housing Community Development | CDBG: \$                                       | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 500 | 0  | 0.00%  | 300 | 0  | 0.00%   |
| Creating Livable Communities | Non-Housing Community Development | CDBG: \$                                       | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit        | Households Assisted    | 250 | 0  | 0.00%  |     |    |         |
| Economic Development         | Non-Housing Community Development | CDBG: \$ / Section 108: \$ / CDBG-CV: \$185600 | Facade treatment/business building rehabilitation   | Business               | 25  | 0  | 0.00%  | 10  | 0  | 0.00%   |

|                      |                                     |  |  |                        |      |     |        |     |     |         |
|----------------------|-------------------------------------|--|--|------------------------|------|-----|--------|-----|-----|---------|
| Economic Development | Non-Housing Community Development   | CDBG: \$ / Section 108: \$ / CDBG-CV: \$185600 | Rental units constructed   | Household Housing Unit | 60   | 0   | 0.00%  | 60  | 0   | 0.00%   |
| Economic Development | Non-Housing Community Development   | CDBG: \$ / Section 108: \$ / CDBG-CV: \$185600 | Jobs created/retained  | Jobs                   | 5000 | 0   | 0.00%  |     |     |         |
| Economic Development | Non-Housing Community Development   | CDBG: \$ / Section 108: \$ / CDBG-CV: \$185600 | Businesses assisted  | Businesses Assisted    | 100  | 55  | 55.00% | 73  | 55  | 75.34%  |
| Public Services      | Homeless Non-Homeless Special Needs | CDBG: \$ / CDBG-CV: \$313000                   | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 350  | 63  | 18.00% |     |     |         |
| Public Services      | Homeless Non-Homeless Special Needs | CDBG: \$ / CDBG-CV: \$313000                   | Public service activities for Low/Moderate Income Housing Benefit        | Households Assisted    | 0    | 0   |        | 200 | 63  | 31.50%  |
| Public Services      | Homeless Non-Homeless Special Needs | CDBG: \$ / CDBG-CV: \$313000                   | Homelessness Prevention  | Persons Assisted       | 352  | 139 | 39.49% | 100 | 139 | 139.00% |

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City of Kankakee is generally making good progress toward its Affordable Housing goals; most annual goals were met or exceeded and the City is on track to meet its 5-year strategic plan goals.

With the exception of businesses assisted, the City was unable to make progress toward its Creating Livable Communities and Economic Development goals. Public facility/infrastructure improvements, business rehabilitation, and rental units constructed all depend on Section 108 funding that the City has not yet been able to secure. Current Economic & Community Development Agency (ECDA) staff do not have prior experience operating Section 108 programs, and consequently have been proceeding with an abundance of caution to properly follow Section 108 policies and procedures. The City expects to gain access to the Section 108 line of credit within the 2021-2022 program year, and will break ground on first projects in September 2021. ECDA will report the expected PY21 accomplishments in next year's CAPER.

The City was, however, able to assist many local businesses through its Bounce Back Kankakee - commercial program, wherein businesses adversely affected by the COVID-19 pandemic were eligible for financial assistance to cover their rent, utilities, perishable goods, and technical adaptations to the pandemic. Through sister program Bounce Back Kankakee - residential, the City also provided financial assistance covering rent and utilities expenses (including internet) to LMI residents who had documented income losses during the pandemic. Several other Public Services activities were able to provide housing-related assistance and prevent homelessness for LMI residents. Although non-LMH public service activities were below the annual goal, the City is nonetheless making good progress toward that 5-year goal. With many funds still set aside for public services, the City plans to continue to assist residents in weathering the worst housing and financial challenges associated with the pandemic and with challenges that predated the pandemic.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

|   | CDBG       |
|---|------------|
| White                                     | 91         |
| Black or African American                 | 141        |
| Asian                                     | 0          |
| American Indian or American Native        | 0          |
| Native Hawaiian or Other Pacific Islander | 0          |
| <b>Total</b>                              | <b>232</b> |
| Hispanic                                  | 24         |
| Not Hispanic                              | 208        |

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

The racial and ethnic diversity of families assisted via ECDA programs accurately reflects the diversity of local LMI residents.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

| Source of Funds | Source           | Resources Made Available | Amount Expended During Program Year |
|-----------------|------------------|--------------------------|-------------------------------------|
| CDBG            | public - federal | 587,431                  | 308,397                             |
| Section 108     | public - federal |                          |                                     |
| Other           | public - federal | 1,970,619                | 1,114,283                           |
| Other           | public - state   | 1,970,619                | 1,114,283                           |

**Table 3 - Resources Made Available**

### Narrative

Federal funding used by the City of Kankakee Economic & Community Development Agency (ECDA) in PY20 included the City's CDBG entitlement and a Lead Hazard Control (LHC) grant (with Healthy Homes Initiative). State funding included 4 grants from the Illinois Housing Development Authority (IHDA): the Home Accessibility Program (HAP), Single Family Rehabilitation (SFR) with Roof Only Repair (SFR-R), Land Bank Capacity Program (LBCP), and Abandoned Properties Program (APP). Local funding consists of City administrative resources provided to support ECDA and a direct assistance fund which provides \$2,500 toward first-time homebuyer down payments.

### Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|-------------|----------------------------------|---------------------------------|-----------------------|
| Citywide    | 100                              | 100                             |                       |

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

Neither the 2015-2019 Consolidated Plan nor the PY19 AAP identified Target Areas as defined by the CDBG Program. The appendices contain a City map which shows the location of all completed projects.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City used its CDBG funds to cover some program delivery costs for its IHDA grants and its LHC grant, notably the costs for permits and lien filings. CDBG funds also provided training for ECDA staff to assist first-time homebuyers through the down payment assistance program. For that program, local funding provides the actual down payment assistance. The City of Kankakee continuously seeks further funding sources and works to leverage all funding to the greatest extent possible.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

|  | One-Year Goal | Actual     |
|--|---------------|------------|
| Number of Homeless households to be provided affordable housing units      | 0             | 0          |
| Number of Non-Homeless households to be provided affordable housing units  | 120           | 125        |
| Number of Special-Needs households to be provided affordable housing units | 0             | 14         |
| <b>Total</b>   | <b>120</b>    | <b>139</b> |

Table 5 – Number of Households

|  | One-Year Goal | Actual    |
|--|---------------|-----------|
| Number of households supported through Rental Assistance             | 0             | 0         |
| Number of households supported through The Production of New Units   | 0             | 0         |
| Number of households supported through Rehab of Existing Units       | 12            | 13        |
| Number of households supported through Acquisition of Existing Units | 2             | 2         |
| <b>Total</b>   | <b>14</b>     | <b>15</b> |

Table 6 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The City was able to meet its affordable housing goals. Economic and Community Development Agency (ECDA) staff have greatly improved their capacity within the past year, with turnover of only one staff member during this program year. Staff successfully developed capacity to perform acquisition and did so this program year, and in future program years will develop capacity to perform disposition of these properties and do so. Partnerships with area social services providers were instrumental in supporting

households with affordable housing: of the 139 households assisted, 71 (51%) received assistance through public services subgrantees.

**Discuss how these outcomes will impact future annual action plans.**

The City's expanding capacity will continue to enable successful accomplishment of future annual action plans. ECDA should remain fully staffed, and if anything will recruit additional staff to meet the needs of still-developing programs and one-time projects such as coronavirus recovery. The City will continue to develop its understanding of how much progress can be reasonably attained during a program year, and continue to hone its expertise at managing community development projects within and outside CDBG.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

| Number of Households Served | CDBG Actual | HOME Actual |
|-----------------------------|-------------|-------------|
| Extremely Low-income        | 163         | 0           |
| Low-income                  | 49          | 0           |
| Moderate-income             | 18          | 0           |
| <b>Total</b>                | <b>230</b>  | <b>0</b>    |

**Table 7 – Number of Households Served**

**Narrative Information**

Both the City and its partners are doing an excellent job targeting assistance to residents with greatest financial need: services were much more likely to go to those with lowest incomes. 71% of all households served were extremely low income; 21% were low-income, and the remaining 8% were moderate income. This trend remained clear for those served directly by ECDA, where 41 households (54%) served were extremely low income, 25 households (33%) were low income, and 10 households (13%) were moderate income. The trend was even stronger for those served by public services subgrantees, where 122 households (79%) were extremely low income, 24 households (16%) were low income, and 8 households (5%) were moderate income.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

City of Kankakee Economic & Community Development Agency (ECDA) staff actively participate in monthly meetings of the Kankakee Regional Planning Group (KRPg), a subdivision of the Central Illinois Continuum of Care (CICoC). The ECDA Staff Accountant is Vice-Chair of KRPg. KRPg consists of representatives from all local agencies that provide services to people experiencing homelessness, and many organizations whose work connects to housing problems. CICoC operates a single Coordinated Entry system: once an individual/household contacts any KRPg member agency, that person will be assessed for level of need and their information will be entered into a centralized system. The Coordinated Entry list is prioritized first by level of need, then by wait time. Whenever an agency has the capacity to provide services to an additional individual/household, they will contact people on the Coordinated Entry list in priority order.

Multiple KRPg agencies do street outreach to engage homeless people, notably Fortitude Community Outreach. Fortitude staff and volunteers regularly visit areas where homeless people congregate, distributing food and offering linkage to services. Workers may also provide basic goods such as clothing, toiletries, and blankets. Homeless individuals who desire further services are provided information for local agencies and referred to the Coordinated Entry process.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

KRPg and CICoC include multiple agencies that provide emergency shelter and/or transitional housing. Fortitude Community Outreach is the primary emergency shelter provider, with a rotating-site model that uses multiple local church facilities. However, Fortitude only operates during winter months and has had difficulty finding churches for every night of the week. They have often been unable to provide emergency shelter every night. Near the end of the program year, organizations like Salvation Army and Kankakee County Community Services, Inc. (KCCSI) secured COVID-related funding to provide some homeless households emergency shelter in hotels. However, the cost of hotels and the temporary nature of this funding make this emergency shelter approach unsustainable.

In addition to continuing conversations with local churches, Fortitude has been advocating with the City of Kankakee to get permission for a single emergency shelter site in the downtown Kankakee area. ECDA staff support the creation of permanent, sustainable homeless services including emergency shelter, and are continuously working to build bridges between Fortitude, the City Council, and other local stakeholders to facilitate this process.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

KPRG includes numerous agencies that provide assistance to prevent homelessness and assist people departing institutional residence. Thresholds provides community mental health services to people who have recently left residential care for severe mental illnesses. Kankakee County Renewed Opportunity assists individuals re-entering the community after serving jail time to find employment and connect to other critical resources. Prairie State Legal Services provides legal advocacy and representation for people facing unjust housing challenges, such as Fair Housing violations and illegal evictions. The Iroquois-Kankakee Regional Office of Education (I-KAN ROE) helps children in families experiencing homelessness to continue attending school, and helps those families connect to other community resources.

Many agencies within CCoC and KPRG provide rental assistance in the Kankakee area targeted for homeless prevention. The CCoC uses the Coordinated Entry system to rapidly house individuals/families, with funds available for security deposits. A few agencies have FEMA funds for emergency shelter, for families with children or when life-threatening weather occurs. RRH and ESG funds, together with United Way funding, can pay security deposits and the first month's rent.

CCoC has a fourfold strategy to decrease the rate at which individuals/families return to homelessness. The first is utilizing a Homeless Management Information System (HMIS) and Coordinated Entry to track homelessness episodes. Second, the continuum works to reduce the number returning to homelessness by helping individuals/families navigate housing barriers and transition to permanent affordable housing. This is done through Permanent Supportive Housing (PSH) and Transitional Housing (TH), both of which are available in Kankakee. The third strategy is using caseworkers to help those facing eviction due to unpaid rent, mortgage, or utilities. In addition to receiving direct financial assistance to prevent eviction, clients can receive training in various life skills and budgeting. All clients are assessed and referred to mainstream welfare benefits such as food stamps. Fourth and finally, follow-up services are offered to newly housed individuals/families to support permanent housing.

During PY19, the Kankakee County area was recognized as effectively ending homelessness for veterans. Operationally, this meant that any homeless veteran who began seeking services would be permanently housed within 30 days of seeking housing services. ECDA would like to see this area achieve this designation for all homelessness, and consequently has started a Homeless Task Force to gather community stakeholders (including KPRG) to assess the local homeless services system and make improvements where needed.

It remains unknown what impact the COVID-19 pandemic will have on homelessness. State and federal

eviction bans remained in place as of the end of PY20, but unemployment rates remain sky high and federal assistance does not nearly reach the needed scope to address ongoing problems. A massive eviction crisis is likely upcoming when eviction bans expire. ECDA has been actively discussing what this might look like with KPRG, and the group has begun brainstorming ways to ameliorate the homelessness a massive eviction wave would cause. In addition to grave human suffering, this would hinder the area's economic development by disrupting stability and available financial resources for residents.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Numerous KPRG agencies offer supportive services that support homeless people quickly transitioning to permanent housing that meets their needs. As discussed above, the Coordinated Entry system centralizes all known homeless people seeking services, and connects them to services based on level of need and wait time. Using wait time as a prioritization factor directly shortens the period of time people experience homelessness.

Area services directly address most of the specific populations addressed in the prompt for this section. Fortitude Community Outreach and other outreach efforts seek to directly engage chronically homeless individuals/families, seeking to build relationships that ultimately facilitate these individuals/families seeking services and obtaining housing. I-KAN ROE works directly with families with children to help address educational needs and provide other service linkages, while Catholic Charities has TH available specifically for families with children. The Veterans Assistance Commission and Supportive Services for Veteran Families assist veterans and their families, and as noted above are considered to have effectively ended veteran homelessness in the area. No area agency directly addresses unaccompanied youth facing homelessness, partly because there is no known need in Kankakee for these services.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Kankakee County Housing Authority (KCHA) is the public housing provider in Kankakee County. KCHA currently has 231 public housing units. Large-scale buildings include 52 2-bedroom units, 32 3-bedroom units 9 4-bedroom units and 5 5-bedroom units. Other buildings include 12 single-family homes, 13 duplexes, and 14 4-unit buildings. KCHA is gradually modernizing all units, which includes updating flooring/cabinets and adding energy saver appliances. KCHA maintains a wait list by number of bedrooms needed, and works closely with area social service agencies to coordinate efforts to assist low-income households in the area.

KCHA is actively working with developers to promote usage of Low-Income Housing Tax Credits (LIHTC) and create more affordable housing. KCHA recently assisted a local developer obtain LIHTC for low-income senior housing near downtown Kankakee, which added 65 units (1- and 2-bedroom units).

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

KCHA encourages participation by public housing residents with its Resident Advisory Board and the various Resident Associations. KCHA holds quarterly meetings and annual planning process reviews to communicate their ideas plans, hear tenant feedback, and make changes as needed. New public housing tenants receive the names of all KCHA board members, and the KCHA board is advised of all new tenants. Resident Associations then introduce new tenants to their own services and KCHA services. All KCHA staff have an “open door policy,” and executive management frequently interacts with tenants to address their needs.

### **Actions taken to provide assistance to troubled PHAs**

The current KCHA Executive Director Randy McGill was first hired in 2004 to address KCHA's then status as a troubled housing authority. He was able to bring KCHA into full HUD compliance within two years, and since then has actively served with the Illinois Association of Housing Authorities (IAHA). He recently stepped down from his position as the IAHA President. In these roles, he assisted new public housing directors and mentored troubling housing authorities in the state.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

City of Kankakee Economic & Community Development Agency (ECDA) staff have coordinated with community leaders, developers, and social service providers to address barriers to affordable housing. The City has begun creating a new Comprehensive Plan to modernize its zoning, as the currently active Comprehensive Plan was created in 1997. ECDA's Business Retention and Attraction Coordinator actively assists local businesses and interested developers with maintaining and expanding their goods and services. ECDA keeps track of and shares information about all available development incentives in the area, including the federal Opportunity Zones, state Enterprise Zones, local Tax Increment Financing (TIF) districts, and neighborhood-specific revitalization plans.

Matching a nationwide trend, there is insufficient housing in the City for low-to-moderate income households. A limited number of units are move-in ready and available for sale, and many renter households have a high housing cost burden. Fully 50% of City residents rent their dwelling, and this combined with the housing cost burden continues to limit homeownership. There remain a limited number of ownership units for sale in Kankakee that are move-in ready, particularly units that are affordable to persons in the lower income groups.

## **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The United States' reaction to the COVID-19 pandemic has caused significant housing instability with the massive rise in unemployment, changes in work availability and work hours, and alteration in available activities. The City continued to spend funds in PY20 allocated during PY19 for assistance to local residents and businesses experiencing hardship due to the pandemic, using both its entitlement funding and CARES Act funding. Several other local agencies also received special CARES Act funding for pandemic-related assistance, including Salvation Army, Kankakee County Community Services, Inc. (KCCSI), and Options Center for Independent Living.

ECDA has actively partnered with area social services through partnerships with groups such as the Central Illinois Continuum of Care (CICoC), Kankakee Regional Planning Group (KRPg), and United Way. CICoC and KRPg consist of local agencies that provide housing services to individuals/families experiencing homelessness or at risk of becoming homeless, as well as organizations providing services related to housing needs such as mental health support, domestic violence advocacy and counseling, education, and employment. ECDA staff participate in monthly KRPg and CICoC meetings, where ongoing system-level concerns for community needs are reviewed and plans made to address them. Together with the Kankakee School District #111 (KSD) and United Way, ECDA has created a Strong Neighborhood home located in a residential area that operates as a one-stop-shop for a variety of social

services and provides easy access for area residents to seek assistance.

Through its public services program, the City selected four subrecipients who operated five separate programs via subgrants. These services included emergency shelter, financial assistance with rent and utilities, building ramps for disabled residents, transitional housing, and home-delivered meals for seniors. Three of the four subrecipients had previously received public services subgrants and had good histories of program administration and reporting; one organization successfully operated as a subgrantee for the first time.

ECDA also directly administers a program that provides down payment assistance for low-income residents that wish to become first-time homebuyers. Donations from local banks fund this program, which provides \$2,500 to eligible recipients. Those receiving this assistance must also go through financial training to develop skills helpful for home ownership. 10 households completed this process and received assistance during PY20.

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

During PY19, the City began its newest lead hazard control (LHC) grant for \$3.6 million over a 42 month (3.5 years) period. Over 49 lead inspections and risk assessments were performed, and 18 units had lead hazards controlled or abated. The Kankakee County Health Department (KCHD) informs the City whenever it finds elevated blood levels (EBL) in children, and ECDA ensures that those homes are inspected for lead hazards. ECDA also performs its own outreach and education efforts regarding lead hazards and its LHC program. The City continued to operate this grant during PY20, will continue to do so through PY21, and will seek renewal in PY22.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City of Kankakee recognizes the cost of adequate, clean, and safe housing is one of the most critical economic challenges faced by persons in poverty. Therefore, the City is committed to reducing the number of low-income households by providing persons and families opportunities to attain knowledge, skills, and motivation needed for full self-sufficiency. To this end, the City works with the large network of agencies (nonprofit and private) providing human services to alleviate poverty in the community, and actively seeks additional resources for creating local affordable housing opportunities.

The City recognizes that housing costs are one of the most critical economic problems faced by persons in poverty. The City will therefore continue to seek additional housing resources for very low-income persons, and will continue to educate and advocate for the fair and impartial treatment of persons in poverty who seek clean, sanitary, decent, affordable housing. The pandemic could create a much larger foreclosure crisis than the City already had and could put an entire population of persons already struggling to hold onto their housing assets at even greater risk. The City will continue to offer residential assistance opportunities and foreclosure counseling across many partners to help create workable solutions for these families at risk.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City's lead entity for implementing its Consolidated Plan is the Economic & Community Development Agency (ECDA), which combines the activities of Planning/Zoning, Housing Programs, Economic Development Programs, and Public Service Programs. ECDA works closely with other City departments to address community needs and strategic goals as identified in the Consolidated Plan. The Code Enforcement Department provides referrals and inspections for our Housing Programs and assists with environmental reviews of our properties that need to be demolished due to health and safety concerns. The Kankakee Fire Department provides smoke detector inspections for our Homebuyer's program.

The demand for affordable housing and supportive programs continues to grow in City of Kankakee, and CDBG funds are only one tool in meeting these needs. The City continues to include both public sector and private developers to achieve the goal of offering affordable housing.

ECDA is continuing to operate its Illinois Housing Development Agency (IHDA) programs, reducing blight via the Abandoned Properties Program and their Land Bank Capacity Program.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

An ongoing community-wide effort is currently developing a master plan for sustainable neighborhood improvement. Public and private housing agencies, together with numerous social service agencies, hope that this planning process will help address both housing and non-housing community needs.

ECDA staff regularly attend community meetings such as the Kankakee Regional Planning Group, a local subgroup of the Central Illinois Continuum of Care (CICoC). The City of Kankakee is currently updating its Comprehensive Plan, which upon completion will show a concrete vision of the community's future. A subgroup of the K RPG have formed a Homeless Taskforce with the City of Kankakee ECDA team. This group meets monthly to identify service gaps, leverage funding sources, and to create a comprehensive written strategy to reduce homelessness to a functional zero in Kankakee. The goal of this group is to have the first draft written by October 2021.

ECDA staff regularly attend monthly meetings with the Kankakee Hispanic Partnership Board of Directors, the NAACP, the Kankakee Development Corporation, the Key City Community Development Corporation, the Kankakee County Chamber of Commerce, Council committee meetings, and several neighborhood organization meetings.

ECDA continues to support Kankakee's Citizens Advisory Board, an entity made up of a diverse cross section of local residents who work with ECDA to identify issues and service gaps in the community while helping to allocate funds to help create solutions to those issues and gaps.

The ECDA team meets quarterly with local realtors to report on its housing programs and needs while receiving housing market updates from them.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City is staying up to date with the new Analysis of Impediments template, regularly looks for further guidance from HUD, and will reflect the new guidance in forthcoming Action Plans and CAPERS. In 2018, the following Impediments were found:

There are a number of vacant houses and vacant lots, which could be utilized to increase the City of Kankakee's housing supply. Vacant houses could be rehabilitated or rebuilt, and vacant lots could be used for new infill housing construction of infill housing. Any of these steps would improve neighborhood appearance and stability. The following factors indicate that emphasis should be on increasing home ownership rather than rental housing: very low vacancy rates of home ownership and high occupancy rate for rental housing, escalating prices for single-family homes reflective of a tighter housing market, and the availability of lower mortgage interest rates and special programs by financial institutions that encourage lower-income households to become homeowners. ECDA administers a program that provides direct financial assistance to LMI households who become first-time homebuyers.

Housing costs are so high that aside from persons receiving housing subsidies, many low-income residents are paying an unaffordable percentage of their income for housing. The City of Kankakee is investigating programs that would assist with this. ECDA currently operates an acquisition and rehab program, and has partnered with a local FHLBC member bank to assist buyers with closing and down payment costs.

A large number of housing units need rehabilitation, particularly rental units. The City's code enforcement program mandates the correction of code violations and encourages rehabilitation. However, there is also a danger that it may cause abandonment and demolition of housing that is salvageable for rehabbing. This would seem to indicate the desirability of having some sort of program to assist with financing of rental rehabilitation for those owners. However, at present code enforcement can only address the exterior of owner-occupied homes.

The City of Kankakee has received funding for the Single Family Repair (SFR), Home Accessibility Programs (HAP), Land Bank Capacity Program (LBCP), and Abandoned Properties Program (APP) through the Illinois Housing Development Authority (IHDA).

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Kankakee Economic & Community Development Agency (ECDA) requires each public services subrecipient to undergo monitoring and report program performance. Each subrecipient submits quarterly reports for each of the first three quarters of the grant year on their program activities as outlined in their project proposal, and a final report at the end of the program year. ECDA has monitored all subrecipients via these reports and/or on-site visits, in accordance with 24 CFR 570.501-503 and 24 CFR 570.900, to verify that program remains in compliance with City and HUD requirements. ECDA takes corrective actions, when needed, as outlined in the subrecipient grant agreements when it is determined that the Subrecipient is not in compliance.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

This statute requires CDBG grantees to consult with other public/private entities and organizations that provide housing and supportive services for special needs populations [91.100(a) (1)]. For the most part consultation is an ongoing; continuous process resulting from staff participation in the activities of the community's public/private entities and organizations that provide housing and supportive services for special needs populations. For the purpose of this planning activity, a concerted effort was made by staff to ascertain needed information from these groups.

[update after public hearing/public comment period]

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Evaluations were made by the City of Kankakee for any potential changes necessary due to the COVID-

19 Pandemic. While there was a work stoppage due to quarantine and supply chain issues, ECDA was able to overcome and continue working by making simple operational changes. When deemed appropriate, staff worked from home. When out in the field, staff followed all CDC guidelines and wore masks and other PPE. ECDA also continued its citizen engagement work by utilizing digital virtual platforms such as WebEx and Zoom. To meet the needs of the residents at the height of the pandemic while several social service agencies were at capacity, the City utilized CDBG-CV funds to provide residential and business assistance. While some of these changes won't need to be utilized after the pandemic, others will become a consistent tool or procedure. The ECDA staff took advantage of HUD's 5 day public notice to accomplish its consolidated planning work during the pandemic.

ECDA will create a comprehensive work from home policy and procedure with the City's HR department. ECDA will continue to offer digital solutions for programs and engagement with local residents. This has proved an efficient tool for those residents who are home bound or lack transportation or other social challenges that keep them from attending meetings in person.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

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